

Chapter 5 - Neighborhoods - Draft 2

Williamsburg is a city of neighborhoods, which range from large lot single-family to higher density multi-family neighborhoods. Strong healthy neighborhoods are critical to the quality of life of City residents, and the city is committed to preserving and enhancing its neighborhoods. The Plan's goal for Neighborhoods is to "Maintain and enhance the quality of the City's residential neighborhoods, and encourage the provision of affordable housing for those living and working in the City."



Photo Pictometry 2015 - Counselors Close

A comprehensive list of owner and rental occupancy in City neighborhoods is shown on Table 5-1. Of the 80 neighborhoods listed in the table, 65 neighborhoods are residential neighborhoods, nine are apartment complexes and six are commercial corridors with residential units. When the apartment complexes and commercial corridors are factored out, the owner occupancy of the 65 remaining neighborhoods is 57%, with 43% renter-occupancy. This is a higher owner-occupancy than the 46% listed by the 2010 Census. When the apartment complexes and commercial corridors are factored in, the owner-occupancy rate determined by City analysis is 38%, with 62% rental-occupancy. This differs from the 2010 Census figures of 44% owner-occupancy and 56% renter-occupancy. Table 5-1, *Owner and Renter Occupancy by Neighborhood*, lists these neighborhoods, and Map 5-1, *Neighborhoods*, shows their location.

A dwelling unit is considered renter-occupied if the owner's address is different from the property address, or if a unit is located in an apartment complex or mixed-use building.

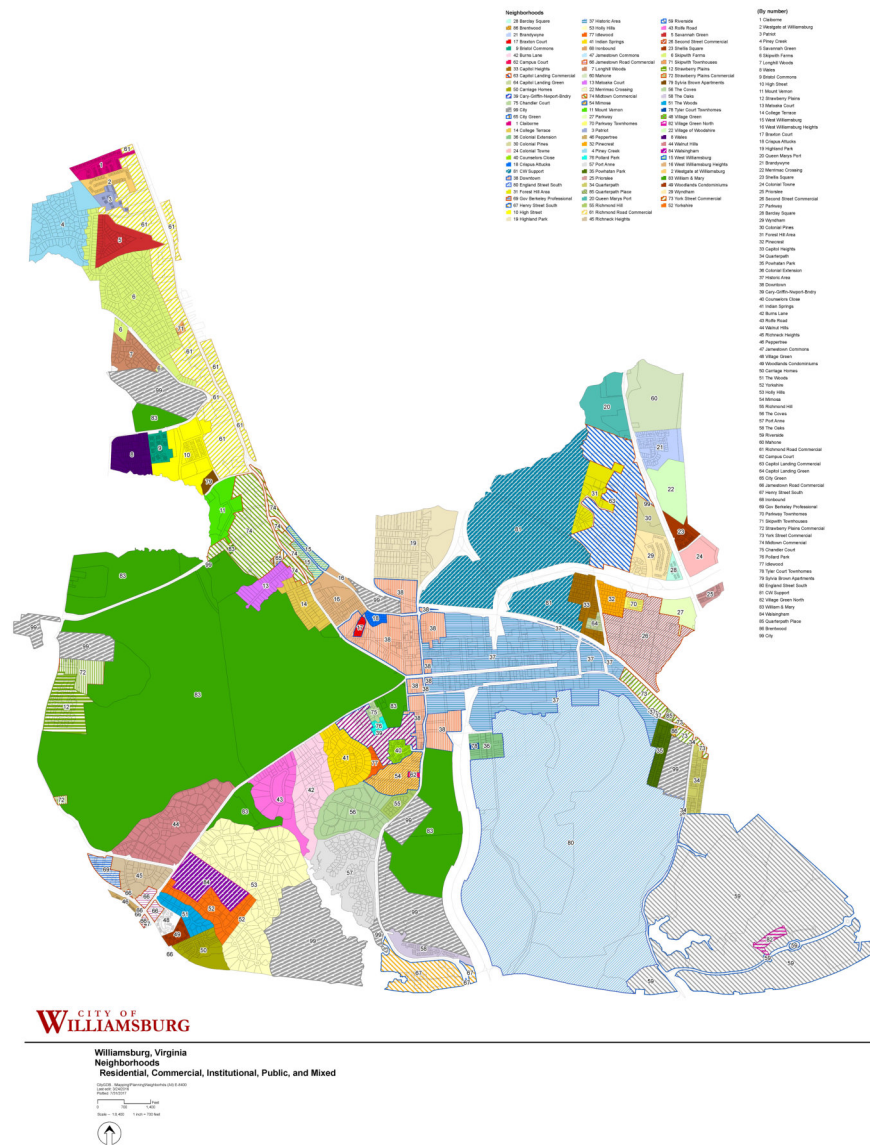
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TABLE 5-1 Neighborhoods

Neighborhood	Units	Owner Occupied	Renter Occupied	Neighborhood	Units	Owner Occupied	Renter Occupied	Neighborhood	Units	Owner Occupied	Renter Occupied
Barclay Square (#28)	48	25 (52%)	23 (48%)	Idlewood (#77)	8	4 (50%)	4 (50%)	Richmond Hill (#55)	15	14 (93%)	1 (7%)
Brandywyne (#21)	81	53 (65%)	28 (35%)	Indian Springs (#41)	89	52 (58%)	37 (42%)	Richmd Rd Com (#61)	102	0 (0%)	102 (100%)
Braxton Court (#17)	18	10 (56%)	8 (44%)	Ironbound (#68)	1	0 (0%)	1 (100%)	Richneck Hgts (#45)	32	26 (81%)	6 (19%)
Brentwood (#86)	13	0 (0%)	13 (100%)	Jamestown Cms (#47)	12	0 (0%)	12 (100%)	Riverside (Aura) (#59)	227	0 (0%)	227 (100%)
Bristol Commons (#9)	101	30 (30%)	71 (70%)	Jamestown Com (#66)	2	0 (0%)	2 (100%)	Rolfe Road (#43)	148	19 (31%)	129 (87%)
Burns Lane (#42)	59	41 (69%)	18 (31%)	Longhill Woods (#7)	45	41 (91%)	4 (9%)	Savannah Green (#5)	37	31 (84%)	6 (16%)
Campus Court (#62)	10	1 (10%)	9 (90%)	Mahone (#60)	3	1 (33%)	2 (67%)	Second St Com (#26)	24	2 (8%)	22 (92%)
Capitol Heights (#33)	81	37 (46%)	44 (54%)	Matoaka Court (#13)	40	12 (30%)	28 (70%)	Shellis Square (#23)	63	30 (48%)	33 (52%)
Cap Lndg Com (#63)	18	3 (17%)	15 (83%)	Merrimac Xing (#22)	252	0 (0%)	252 (100%)	Skipwith Farms (#6)	258	158 (61%)	100 (39%)
Capitol Ldg Grn (#64)	16	14 (88%)	2 (12%)	Midtown Com (#74)	125	0 (0%)	125 (100%)	Skipwith Tnhms (#71)	12	4 (33%)	8 (67%)
Carriage Homes (#50)	62	52 (84%)	10 (16%)	Mount Vernon (#11)	323	0 (0%)	323 (100%)	Strawberry Plns (#12)	67	56 (83%)	11 (17%)
Cary/Gr/New/Bd (#39)	126	44 (35%)	82 (65%)	Mimosa (#54)	47	11 (23%)	36 (77%)	Sylvia Brown (#79)	28	0 (0%)	28 (100%)
Chandler Court (#75)	13	9 (69%)	4 (31%)	Parkway Apts (#27)	160	0 (0%)	160 (100%)	The Coves (#56)	33	32 (97%)	1 (3%)
City Green (#65)	24	0 (0%)	24 (100%)	Parkway Tnhms (#70)	30	20 (67%)	10 (33%)	The Oaks (#58)	56	38 (68%)	18 (32%)
Claiborne (#1)	118	76 (64%)	42 (36%)	Patriot (#3)	92	35 (38%)	57 (62%)	The Woods (#51)	22	22 (100%)	0 (0%)
College Terrace (#14)	41	37 (90%)	4 (10%)	Peppertree (#46)	40	3 (8%)	37 (92%)	Tyler Ct Tnhms (#78)	10	8 (80%)	2 (20%)
Colonial Exten (#36)	40	12 (30%)	28 (70%)	Pinecrest (#32)	50	26 (52%)	24 (48%)	Village Green (#48)	52	30 (58%)	22 (48%)
Colonial Pines (#30)	132	0 (0%)	132 (100%)	Piney Creek (#4)	105	102 (97%)	3 (3%)	Village Gr North (#82)	63	59 (94%)	4 (6%)
Colonial Towne (#24)	148	0 (0%)	148 (100%)	Pollard Park (#76)	12	6 (50%)	6 (50%)	Wales (#8)	51	26 (51%)	25 (49%)
Counselors Clse (#40)	51	50 (98%)	1 (2%)	Port Anne (#57)	104	97 (93%)	7 (7%)	Walnut Hills (#44)	98	83 (85%)	15 (15%)
Crispus Attucks (#18)	19	12 (63%)	7 (37%)	Powhatan Park (#35)	39	21 (54%)	18 (46%)	West Wmbg (#15)	65	11 (17%)	54 (83%)
Downtown (#38)	163	26 (16%)	137 (84%)	Priorslee (#25)	57	33 (58%)	24 (42%)	W Wmbg Hgts (#16)	81	26 (32%)	55 (68%)
England St S (#80)	1	1 (100%)	0 (0%)	Quarterpath (#34)	117	77 (66%)	40 (34%)	Westgate (#2)	108	64 (59%)	44 (41%)
Forest Hill Area (#31)	28	17 (61%)	11 (39%)	Quarterpath Pl (#85)	54	0 (0%)	54 (100%)	Woodlands (#49)	44	30 (68%)	14 (32%)
High Street (#10)	207	0 (0%)	207 (100%)	Queen Mary's (#20)	4	0 (0%)	4 (100%)	Wyndham (#29)	112	76 (68%)	36 (32%)
Highland Park (#19)	143	70 (49%)	73 (51%)					York St Comm (#73)	101	0 (0%)	101 (100%)
Historic Area (#37)	41	1 (2%)	40 (98%)					Yorkshire (#52)	42	41 (98%)	1 (2%)
Holly Hills (#53)	154	142 (92%)	12 (8%)								
Totals	1,956	763	1,193		1,811	541	1,270		1,951	886	1,065
APARTMENTS											
COMMERCIAL											
CORRIDORS											

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MAP 5-1 Neighborhood Map



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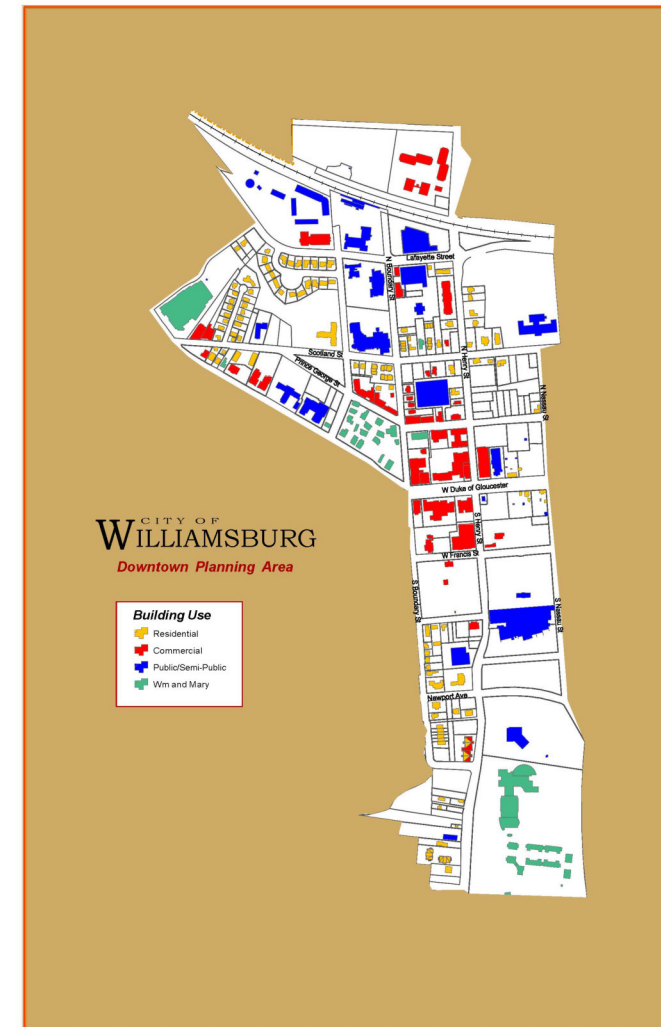
DOWNTOWN PLANNING AREA

The Downtown Planning Area has Merchants Square at its center, and extends north across the CSX Railroad to the Governor's Inn, south to Mimosa Drive, and west along Richmond Road to Virginia Avenue. It is an authentic mixed use area combining retail, office, museum, residential and educational uses, and brings together all of the major character defining features of the City: Colonial Williamsburg, the College, the Municipal Center, and diverse residential neighborhoods. This Planning Area is discussed in detail in *Chapter 8 - Commercial and Economic Development*, but the exclusively residential sections of the Downtown Planning Area are described in this section.



These residential areas include the single-family neighborhoods of Braxton Court and Crispus Attucks, the single-family area on the east side of North Henry Street and Scotland Street, the Blayton Building on Scotland Street, and multi-family residential areas on South Boundary and South Henry Streets.

MAP 5-1 Downtown Planning Area



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Housing Analysis

The Downtown Planning Area's residential component is predominantly multi-family and renter-occupied. In 2019, the Planning Area had a total of 255 dwelling units: 70 single-family dwelling units (including one Bed & Breakfast), 14 duplexes, 14 condominiums, 26 townhouses and 131 apartment units. There are 58 owner-occupied dwelling units (23%) and 197 renter-occupied dwelling units (77%), compared to the City's 2010 Census citywide totals of 44% owner-occupied and 56% renter-occupied.

Braxton Court	- 18 units	- 56% owner-occupied; 44% renter-occupied
Crispus Attucks	- 19 units	- 63% owner-occupied; 37% renter-occupied
Downtown	- 163 units	- 16% owner-occupied; 84% renter-occupied
*Other	- 55 units	- 18% owner-occupied; 82% renter-occupied
TOTALS	- 255 units	- 23% owner-occupied; 77% renter-occupied

*South Boundary Street from Ireland Street to South Henry Street, South Henry Street to Mimosa Drive and the east side of Virginia Avenue.

A dwelling unit is considered renter-occupied if the owner's address is different from the property address, or if a unit is located in an apartment complex or mixed-use building.

Downtown Planning Area includes two historic residential areas that are located in the Architectural Preservation District (see *Chapter 4 - Community Character*).

Peacock Hill is a residential area that developed north of Merchants Square with the advent of the railroad in the 1880s. The land between Scotland Street and the railroad was subdivided from the Wheatland Farm by R.S. Henley in 1894 and was known as the Northington tract. Henley and later Francis O'Keefe, the father of artist Georgia O'Keefe, further subdivided the Northington tract throughout the late 1890s and early 1900s. The area south of Scotland Street was developed in the early 1900s. Fashionable Vernacular Victorian and Queen Anne style houses were built in this area, with more modest houses constructed in the Buttermilk Hill area around the corner of Prince George Street and Nassau Street. From this turn of the century era, only 14 houses stand.

Braxton Court on Scotland Street is an early twentieth century neighborhood developed and established by African-Americans. Robert H. Braxton platted the subdivision in 1928 and sold lots throughout the 1930s to local African-Americans. Many of the houses were built by him using local African-American carpenters and apprentices from the Hampton Institute (now Hampton University), and the architecture of the neighborhood reflects the variations on Colonial Revival and other early-twentieth century suburban vernacular designs found throughout the City. Braxton's house is located at the top of the cul-de-sac at 128 Braxton Court.

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Scale & Character

The Downtown Planning Area's residential component is an essential part of its scale and character, and helps make downtown Williamsburg a vibrant area for both living and shopping. There are two parts to this scale and character, and both need to be considered in planning for the future of the Downtown Planning Area. The first part is building massing and location, which is primarily governed by zoning regulations for building setback, height and parking. The second part of residential scale and character is density, which must fit within the building envelopes delineated by the zoning restrictions. This is discussed in more detail in the Downtown Planning Area section of *Chapter 8 - Commercial and Economic Development* on pages 8-6 and 8-7. A uniform base density of 14 dwelling units/ net acre is recommended for the *Downtown Commercial* and *Mixed Use* sections of the Downtown Planning Area, with increased density allowed with a special use permit. Specific limitations for density increases are not listed because they cannot address the unique characteristics of individual sites or housing types, nor the fact that some properties can support more density than others. All of these characteristics, as well as the quality of the building and site design and how they relate to the immediate surroundings and to the Downtown Planning Area as a whole need to be taken into consideration when ruling on the special use permit.

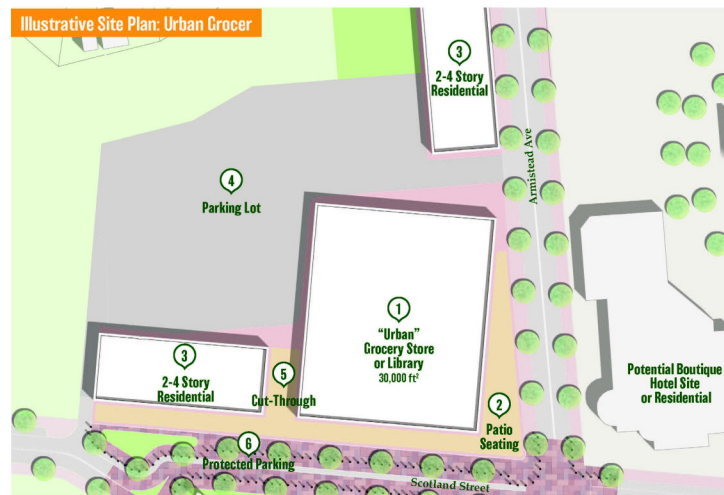
The *Medium-Density Single-Family Detached Residential* land use on the east side of North Henry Street and Scotland Street, adjoining Matthew Whaley Elementary School, should continue to have a residential density of 5 dwelling units/net acre. This is implemented by the RS-3 Single-Family Dwelling District.

The *Downtown Residential* area on the west side of South Henry Street south of South Boundary Street is a transitional area between the higher intensity *Downtown Commercial* and *Mixed-Use* areas to the north and the *Low-Density Single-Family Detached Residential* land use areas to the south. For this reason, *Downtown Residential* land use should have a base residential density of 8 dwelling units/net acre, with increased density allowed with a special use permit if the scale and character of the project properly relates to the surrounding neighborhoods in the area. This is implemented by the RDT Downtown Residential District.

The Williamsburg Redevelopment and Housing Authority's Blayton Building at 613 Scotland Street provides the City's only senior specific housing, with 38 subsidized apartments for low and moderate income seniors and disabled persons on a large lot with potential for expansion. **As noted in Chapter 3 - Population, there will be an increased need for additional senior housing in the future. The Blayton Building lot was designated Mixed-Use Land Use with the 2013 Comprehensive Plan. This designation allows a base density of 14 dwelling units/net acre with increased density allowed if the scale and character of the project properly relates to the surrounding neighborhoods and to the Downtown Planning Area.**

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The Downtown Vibrancy Study recommended a mix of commercial and residential uses on the Blayton property and the following is an illustrative site plan from the study for potential redevelopment which could contain commercial uses such as a grocer/library and residential .



C. Urban Grocer

The Blayton Building property is discussed further in *Chapter 8 – Commercial and Economic Development*.

~~There are currently 234 dwelling units in the Downtown Planning Area, resulting in an overall residential density for the area of 1.7 dwelling units/acre. The Downtown Planning Area contains 104.3 acres, contains 255 dwelling units which is a density of 2.4 dwelling units/acre. The ability to increase residential density above 14 dwelling units/net acre in the Downtown Commercial~~

and *Mixed-Use* areas with a special use permit and above 8 dwelling units/net acre with a special use permit in the *Downtown Residential District* areas, plus the additional dwelling units that are possible for the Blayton Building, could add 200 or more new dwelling units to the Downtown Planning Area. This would result in more than 400 dwelling units in the Downtown Planning Area, increasing the overall density to more than 3.8 dwelling units/acre. This is in keeping with the scale and character of the Downtown Planning Area.

Future Land Use Recommendations for Residential Sub-Areas

Sub-Area 3. North Henry Street (east side) and Scotland Street

The existing *Medium-Density Single-Family Detached Residential* land use should be continued, implemented by the existing RS-3 Single-Family Dwelling District, with a residential density of 5 dwelling units/net acre. This area is separate and distinct from the adjoining North Henry/North Boundary Street Area, and contains ~~eight~~ **nine** single-family detached dwellings ~~and one three-unit apartment building. and two vacant lots.~~

Sub-Area 5. South Boundary/South Henry Street Area and south of Newport Avenue

The area on both sides of South Boundary Street and between Ireland Street and the rear of the lots fronting on Newport Avenue should remain *High-Density Multi-family Residential*

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land use, implemented by the RM-2 Multi-family Dwelling District, with a residential density of 14 dwelling units/net acre. ~~The lot at the northeast corner of South Boundary Street and Newport Avenue should be changed from Office land use to High Density Multifamily Residential land use, implemented by the RM-2 Multifamily Dwelling District. (This lot was rezoned in 2013 from LB-3 to RM-2.)~~

The area on the east side of South Boundary Street south of Newport Avenue should remain *Medium-Density Multi-family Residential* land use, implemented by the RM-1 Multi-family Dwelling District, with a residential density of 8 dwelling units/net acre.

Sub-Area 6. South Henry Street - west side from South Boundary Street to Campus Court Condominiums (706 South Henry Street)

The existing Downtown Residential land use should remain, implemented by the RDT Downtown Residential District, with a base residential density of 8 dwelling units/net acre and with increased density allowed with a special use permit. Single-family, duplex and townhouse dwellings are allowed by right, and multi-family dwellings require a special use permit.

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MIDTOWN PLANNING AREA

The Midtown Planning Area is located at the intersection of two of the City's major entrance corridors – Richmond Road and Monticello Avenue. It is made up of five major components: the *Arts and Cultural District* centered on Richmond Road and Lafayette Street between Brooks Street and the Williamsburg Shopping Center; the *Shopping Centers Area* that includes the Williamsburg and Monticello Shopping Centers; the *Richmond Road Corridor* between Monticello Avenue and Bypass Road; the *Urban Residential Area* along Mount Vernon Avenue and New Hope Road, and the *College Area* that is centered on William and Mary's School of Education. This Planning Area is discussed in detail in *Chapter 8 - Commercial and Economic Development*, but the exclusively residential sections of the Midtown Planning Area are described in this section. These include the mostly single-family West Williamsburg neighborhood between Richmond Road and Lafayette Street, the Lawson Apartments on Mount Vernon Avenue, the Sylvia Brown Apartments and City Lofts apartments on New Hope Road.

The Arts and Cultural District along Richmond Road and Lafayette Street was established by City Council in February 2011 as a way to encourage and enhance the City's creative economy as an economic development initiative. The *Medium-Density Single-Family Detached Residential* portion of this *Arts and Cultural District* is located between the *Mixed-Use* area along Richmond Road and the CSX Railroad. This is the West Williamsburg neighborhood originally platted in 1928 when this portion of the City was located in York County. The houses are

predominantly one to one and one-half stories in height, and the area contains several notable Bungalow-style houses around the Lafayette Street-Wythe Street intersection. Studios and workshops for artists and artisans are allowed in this area with a special exception permit, allowing live/work space in an established single-family residential area.

The Urban Residential Area along Mount Vernon Avenue and New Hope Road contains one of the City's four major concentrations of multi-family housing (the others are the High Street, Patriot Lane and Merrimac Trail areas). The Lawson Apartments are five apartment complexes (Julia Ann, Spring Road, Spring Road Annex, Spring Garden and Clinton Gardens) with a total of 293 apartments. Also in this area is the 28 unit Sylvia Brown Apartments on New Hope Road, a subsidized apartment project owned by the Williamsburg Redevelopment and Housing Authority, and the 95 unit City Lofts apartment project at the corner of New Hope Road and Middle Street that will house up to 143 students.

These apartments are located between W&M and the High Street mixed-use development, connected by a growing network of sidewalks and bike lanes. Their proximity to the university makes them very attractive for helping to meet the need for university student housing. This area has potential for redevelopment at a higher residential density, but traffic and other impacts need to be evaluated before approval of any redevelopment project.

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Housing Analysis

The Midtown Planning Area's residential component is concentrated in the Arts and Cultural District and the Urban Residential Area, and is predominantly renter occupied. In 2019, the Planning Area had a total of 659 dwelling units; 11 were owner-occupied (2%), and 648 were renter-occupied (98%).

A dwelling unit is considered renter-occupied if the owner's address is different from the property address, or if it is a unit in a rental apartment complex. This is a much higher rental occupancy than the City as a whole – the 2010 Census figure for the entire City is 44% owner-occupied and 56% renter-occupied.

The **Arts and Cultural District** is made up of two separate areas – *Mixed-Use* land use along Richmond Road, and *Medium-Density Single-Family Detached* land use along Lafayette Street and the side streets. This area is also designated as West Williamsburg on Map 5-1, *Neighborhoods*.

The **Shopping Centers Area** is located on Richmond Road and Monticello Avenue, and includes ~~the Williamsburg~~ Midtown Row and Monticello Shopping Center. The *Richmond Road Corridor* extends from Monticello Avenue to New Hope Road/Bypass Road. Midtown Row was approved in 2018, as a mixed-use development with 220 residential units containing 640 bedrooms with a mixture of retail/restaurant and office space. A 53 bed nursing facility is located in this area.

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The Urban Residential Area includes the 323 unit Lawson Apartments on Mount Vernon Avenue, 94 unit City Lofts approved in 2014 on Middle Street and the 28 unit Sylvia Brown Apartments on New Hope Road. This area is also designated as Mount Vernon on Map 5-1 *Neighborhoods*.

The College Area has no dwelling units. ~~but a 53-bed nursing home is located in this area.~~

The breakdowns for the areas are:

- Arts and Cultural District - 203 dwelling units: 5% owner-occupied; 95% renter occupied.
- Shopping Centers area - 10 dwelling units: 0% owner-occupied; 100% renter-occupied.
- Richmond Road Corridor - 1 dwelling unit: 0% owner-occupied; 100% renter-occupied.
- Urban Residential Area - 445 dwelling units: 0% owner-occupied; 100% renter-occupied.

Midtown Total – 659 dwelling units 2% owner-occupied; 98% renter-occupied

Future Land Use Recommendations for Residential Areas

Arts and Cultural District. The *Medium-Density Single-Family Detached* land use for the West Williamsburg neighborhood between the *Mixed-Use* land use along Richmond Road and the CSX Railroad should be continued, implemented by the RS-3 Single-Family Dwelling District. ~~The four adjoining lots at 715-721 Lafayette Street should also be designated as Medium Density Single-Family Detached land use.~~ These four lots were

~~rezoned in 2013 from RS-2 to RS-3. This land use mirrors the existing density of the area.~~ The existing provisions allowing studios and workshops for artists and artisans with a special exception should be retained, as this is an important feature of the Arts and Cultural District, and encourages live/work space in the area. In 2017, approval was granted for Richmond Hall the conversion of a hotel (Days Inn) into a student dormitory containing 102 dorm rooms with a capacity not to exceed 180 students.

The Mount Vernon area is designated Urban Residential Land Use. ~~The existing High-Density Multi-family Residential land use (14 dwelling units/net acre) should be changed to Urban Residential land use.~~ The existing RM-2 zoning should remain in place until an acceptable development plan is presented for rezoning to a revised PDU Planned Development Urban District, with the density allowed determined through the rezoning process. The primary consideration for the density approved should be how the scale and character of the proposed project relates to its immediate surroundings and to the Midtown Planning Area as a whole. Student dwellings should be a permitted use, with a dwelling unit occupancy of two unrelated persons in an efficiency or one bedroom dwelling unit, and four unrelated persons in a two or more bedroom dwelling unit. A building height of 45 feet should be allowed.

The Midtown Planning Area contains 106.8 acres with 659 residential units which is approximately 6.2 dwelling units/acre.

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NORTHEAST TRIANGLE PLANNING AREA

The Northeast Triangle Planning Area is a diverse area with concentrations of single-family detached dwellings, condominiums, apartments, townhouses, and commercial uses. It has been developing for over 300 years, and is centered on Capitol Landing Road (the historic connection between the colonial port on Queen's Creek and Colonial Williamsburg), and on Page Street and Second Street. This Planning Area was subject to a comprehensive study in 2011 by the Northeast Triangle Focus Group, and is discussed in detail in *Chapter 8 - Commercial and Economic Development*. The exclusively residential sections of the Northeast Triangle Planning Area are described in this section.

The Northeast Triangle includes three areas that are listed in the Comprehensive Plan as "Notable Features" of the Architectural Preservation District (*Capitol Landing/Capitol Landing Road*, *Capitol Heights* on the west side of Capitol Landing Road, and *Pinecrest* subdivision on the east side of Page Street). These neighborhoods, together with Minor's Park, help provide a transition between the commercial area of Capitol Landing Road north of the Colonial Parkway and the Colonial Williamsburg Historic Area.

A description and discussion of the major residential areas in the Northeast Triangle Planning Area follows:

- **Capitol Landing/Capitol Landing Road** was the second port and access road that served Williamsburg in the

eighteenth century. Originally called Queen Mary's Port because of its location on Queen's Creek (a tributary of the York River), Capitol Landing served the same purpose for the City as College Landing to the south. Public wharves and tobacco inspection warehouses were located at the water's edge, and nearby were shops, houses, taverns and light manufacturing uses. There are no above-ground remains of these structures in existence, but archaeological remains provide important educational resources. As with College Landing, this port and its access roads were shown on the 1699 plat of the City. Capitol Landing is listed on the Virginia Landmarks Register.

The majority of the Planning Area's single-family residential areas are located along Capitol Landing Road: the **Forest Hill Area neighborhood** at the north-west corner of Capitol Landing Road and Parkway Drive, Brandywyne at the northeast corner of Capitol Landing Road and Merrimac Trail, and ~~the recently approved (in 2010) but not yet built 41 lot Queen Mary's Port subdivision adjacent to Queen's Creek.~~ Queen Mary's Port a 41 lot subdivision approved in 2010, has not been constructed.

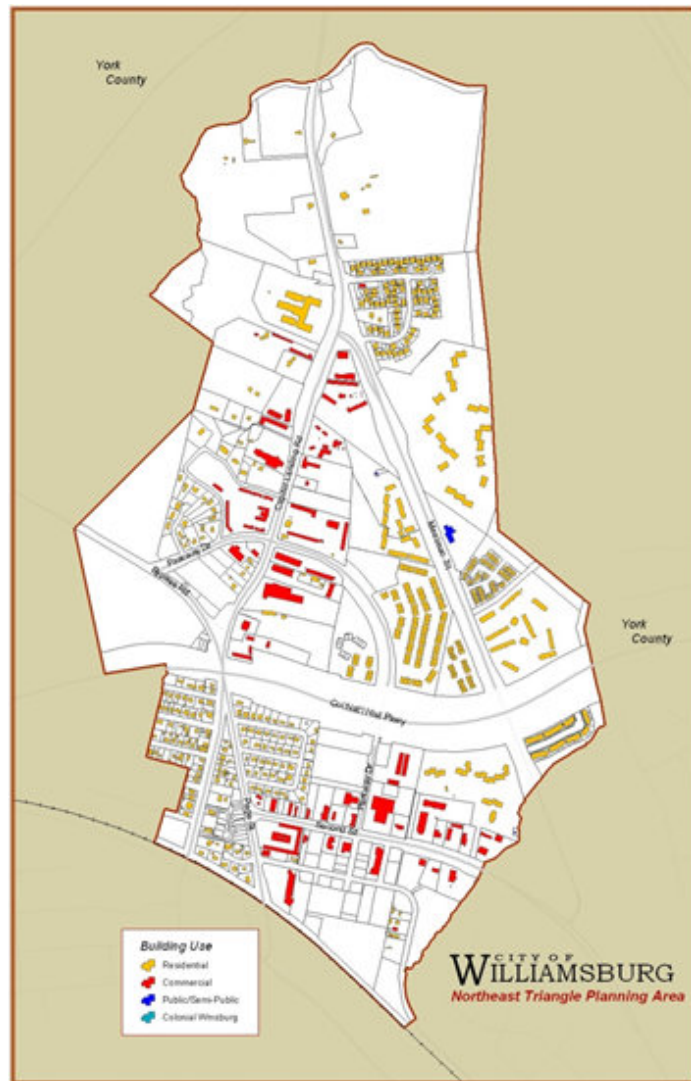
- **Capitol Heights** on the west side of Capitol Landing Road south of the Colonial Parkway, was platted in 1916, and has a consistent scale with uniform setbacks. The modest houses vary in style and include bungalow, Colonial Revival, and simple builders' houses that date mainly from the 1920s through the 1950s. The east side of Capitol

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Landing Road is characterized by Colonial Revival houses in a variety of forms and two Vernacular Victorian houses, one of which was relocated to the area in the 1930s from the Colonial Williamsburg Historic Area.

- **Capitol Landing Green** located between Capitol Landing Road and Page Street, is a planned residential development that was approved in 2008 as a PDR District. The project was designed to respect the scale, density and character of the neighborhood, and preserved two existing houses on the site while adding 14 additional dwellings.
- **Pinecrest** is located on the east side of Page Street, was platted in 1939 on a 12-acre parcel known as the “Tan Yard lot.” Pinecrest complements the architectural character and scale of the nearby Capitol Heights subdivision, and contains a mixture of architectural styles having a consistent character. Pinecrest, together with Capitol Heights and Minor’s Park, reinforces the small-scale residential character of this area of the City.
- **The Merrimac Trail and Parkway Drive** area contain all of the multi-family housing in the Planning Area, with 692 apartments: Colonial Pines (132 units), Colonial Towne (148 units), Parkway (160 units), ~~Village of Woodshire~~ Merrimac Crossing (252 units), 160 condominiums (Wyndham East and West (112 units), Barclay Square (48 units) and 120 townhouses (Shellis Square (63 units) and Priorslee (57 units), for a total of 972 dwelling units. This is the largest concentration of multi-family housing in the City, with 927 multi-family dwelling units in the Mount Vernon Avenue/High Street area, and 318 multi-family dwelling units in the Patriot Lane area.

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Housing Analysis

The Northeast Triangle Planning Area's residential component is predominantly renter-occupied. In 2019, the Planning Area had a total of 1,304 dwelling units with 26% owner-occupied and 74% were renter-occupied: 302 dwelling units (including two Bed & Breakfast), 310 townhouses and condominiums, and 692 apartments. There are 336 owner-occupied dwelling units (26%) and 968 renter-occupied dwelling units (77%) in the Planning Area, compared to the City's 2010 Census total of 44% owner-occupied and 56% renter-occupied.

A dwelling unit is considered renter-occupied if the owner's address is different from the property address, or if it is a unit in a rental apartment complex.

The breakdowns for single-family neighborhoods are:

- Brandywyne: 81 dwelling units - 65% owner-occupied; 28% renter occupied.
- Capitol Heights area: 81 dwelling units - 46% owner-occupied; 54% renter-occupied.
- Forest Hills area: 28 dwelling units - 61% owner-occupied; 39% renter-occupied.
- Pinecrest: 50 dwelling units - 52% owner-occupied; 48% renter-occupied.
- Queen Mary's Port (neighborhood #20): 4 dwelling units - 0% owner-occupied; 100% renter-occupied.
- Capitol Landing Green - 16 dwelling units (88% owner-occupied; 12% renter-occupied).

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The breakdowns for townhouses and condominiums are:

- Barclay Square: 48 dwelling units - 52% owner-occupied; 48% renter-occupied.
- Parkway Townhomes: 30 dwelling units - 67% owner-occupied; 33% renter-occupied.
- Priorslee: 57 dwelling units - 58% owner-occupied; 42% renter-occupied.
- Shellis Square: 63 dwelling units - 48% owner-occupied; 52% renter-occupied.
- Wyndham: 112 dwelling units - 68% owner-occupied; 32% renter-occupied.

The breakdowns for apartments are:

- Colonial Pines: 132 dwelling units - 0% owner-occupied; 100% renter-occupied.
- Colonial Towne: 148 dwelling units – 0% owner-occupied; 100% renter-occupied.
- Parkway: 160 dwelling units - 0% owner-occupied; 100% renter-occupied.
- Merrimac Crossing: 252 dwelling units – 0% owner-occupied; 100% renter-occupied.

The breakdown for the Capitol Landing Commercial area is 18 dwelling units - 17% owner-occupied; 83% renter-occupied. The corridor also contains Spring Arbor Assisted Living with 92 units and the Ambassador Housing Village with 85 units.

The breakdown for the Second Street Commerical area is 24 dwelling units - 8% owner-occupied; 92% renter occupied. Approval was granted in 2019 for the conversion of 48 hotel rooms into 42 apartments for property located at 216 Parkway Drive which is in the process of conversion.

Northeast Triangle Total: 1,304 dwelling units - 26% owner-occupied; 74% renter-occupied.

The Northeast Triangle Planning Area contains 310.69 acres with 1,304 residential units which is approximately 4.2 dwelling units/acre.

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QUARTERPATH ROAD AREA

The Village at Quarterpath (Area 1). The Village at Quarterpath is a 119 lot subdivision of 77 townhouses, 36 duplexes and six single-family homes. It is located at the north end of Quarterpath Road across the street from Quarterpath Park and within walking and biking distance of the Colonial Williamsburg Historic Area and the Downtown area.

Recommendation. The existing High-Density Multi-family Residential land use (14 dwelling units/net acre) should be continue, implemented by the RM-2 Multi-family Dwelling District.

Redoubt Park Area (Area 2). This tract of vacant land is located across Quarterpath Road from Redoubt Park. Access to the property needs to be coordinated with access to Redoubt Park and the bicycle and pedestrian facilities planned along Quarterpath Road. This site has the potential for 18 houses on approximately six net developable acres, with views of the Golden Horseshoe Green Course on the west and the historic character of Redoubt Park to the east.

Recommendation. The existing *LowDensity Single-Family Residential* land use (3 dwelling units/net acre) should be continued, implemented by the existing RS-1 Single-Family Dwelling District.

Quarterpath at Williamsburg (Areas 3-6). Quarterpath at Williamsburg is a 328 acre mixed use development proposed by Riverside Healthcare Association, Inc., and is located on the east side of Quarterpath Road between the Colonial Williamsburg Foundation Nursery and Route 199. This master planned

development is located on the largest tract of undeveloped land under a single ownership in the City, and fulfills the 1998 Comprehensive Plan's recommendation that this area be developed as a comprehensively planned mixed-use community which protects the beauty of its sensitive environmental and historic areas. The overall design contributes to the City's character by having a well designed mix of uses, rather than being a monolithic development. For the entire development there is a potential for up to 1,467 dwelling units of various types.

In addition to the residential component of the development, Riverside's conceptual plan proposes ~~a hospital (Doctors' Hospital, with 50 beds, will be completed in early 2013) and~~ approximately 735,000 square feet of commercial and office land use. ~~Riverside's Doctors' Hospital was completed in 2013 and contains 50 beds.~~ The non-residential component is discussed in *Chapter 10 - Commercial and Economic Development*.

The residential component is divided by Tutter's Neck Pond and its tributary streams, which form the environmentally sensitive center of this project. Area 3, located north of the Pond, has 96 net developable acres and will support up to 480 homes at a *Medium-Density Single-Family Detached Residential* land use density of 5 dwelling units/net acre. In conjunction with the development of this area, major improvements are needed to the transportation infrastructure, including a major north-south collector road (Redoubt Road) and facilities for bicycles and pedestrians. This main collector road should be designed to

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accommodate through traffic between York Street and Route 199 without unduly impacting the residential development.

Recommendation. The existing *Medium-Density Single-Family Detached Residential* land use for Area 3 (5 dwelling units/net acre) should be continued. This land use should be initially implemented by the RS-2 Single-Family Dwelling District (3 dwelling units/net acre), with an ability to request rezoning to PDR Planned Development Residential District if an acceptable development plan can be designed which addresses the issues outlined above. The PDR District is strongly encouraged, since this category permits a variety of dwelling types, allowing a better integration of the development with sensitive environmental areas.

Adjoining this section is Area 3a, located behind the Colonial Williamsburg Foundation Nursery. This area is also designated *Medium-Density Single-Family Detached Residential* land use (5 units/net acre). While this 11 net acre area is not a part of the adjoining Quarterpath at Williamsburg development (Area 3), it should be planned for the same density in order to allow development at the same scale and intensity. There is the potential for 55 dwelling units on this site at a density of 5 units/net acre, and design and development needs to be coordinated with Quarterpath at Williamsburg to ensure that adequate vehicular access is provided.

Recommendation. The existing *Medium-Density Single-Family Detached Residential* land use (5 units/net acre) should be continued. This should be initially implemented by the RS-2 Single-Family Dwelling District (3 dwelling units/net

acre), with an ability to request rezoning to PDR Planned Development Residential District if an acceptable master plan is developed which addresses the issues outlined above. The PDR District is encouraged, since this category permits a variety of dwelling types, providing a better integration of the development with sensitive environmental areas.

Moving south of the Tutter's Neck Pond, Areas 4, 5 and 6 are planned for *Economic Development* land use (10 dwelling units/net acre for the residential component). Land devoted exclusively to residential use is limited by the Zoning Ordinance to not more than 40% of the total area of the ED Economic Development District, and this area is also subject to additional limitations through zoning proffers: no more than half of the density allowed in the ED District, and no more than one dwelling unit for each 2,000 square feet of non-residential use in the commercial area at the eastern end of the ED District adjacent to James City County. The 197.4 net developable acres of Economic Development land use, with the approved proffers, will support up to 987 dwelling units in Areas 4, 5 and 6, in addition to the non-residential uses that are discussed in *Chapter 10 - Commercial and Economic Development*. Doctors' Hospital is located on the eastern end of Area 6, and will be completed in early 2013.

Most of the site is located in Chesapeake Bay Preservation Areas, and will require the construction of stormwater management facilities in conjunction with development. Tutter's Neck Pond has been acquired by Riverside, and will be the primary stormwater management facility. Substantial buffer

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areas will be preserved throughout the development, and since Route 199 is designated as a Greenbelt street, a 75 foot buffer will also be required along its length. Preserving these environmentally sensitive areas will be a benefit both to the environment and to the residents of the area. In addition, 21.4 acres along Quarterpath Road was dedicated to the City as Redoubt Park, preserving two Civil War redoubts that were part of Williamsburg's defensive perimeter.

Recommendation. The *Economic Development* land use along Route 199 should be continued, implemented by the ED Economic Development District.

HIGH STREET

High Street, located on Richmond Road and Ironbound Road, is a mixed-use development, with 225,000 square feet of commercial floor area anchored by a multiplex cinema, combined with 510 multifamily dwelling units. To date, 287 apartments and 16 townhouses have been built. ~~The exact future mix of apartments, townhouses and condominiums has yet to be determined.~~ Currently 223 apartments are under construction on the south side of Kings Manor Drive adjacent to the stormwater pond with an estimated completion date of fall 2020. The commercial component is discussed in *Chapter 8 - Commercial and Economic Development*. As with the Quarterpath at Williamsburg area, no more than 40% of the area of the ED-2 Economic Development District can be devoted exclusively to residential use.



A residential density of 12 dwelling units/ net acre gives this area an urban ambiance with accessibility to shopping and entertainment, supplemented by an integrated pedestrian circulation system. Richmond Road, Ironbound Road and Treyburn Drive provide vehicular access to the site. Middle Street, an interior connector street, extends from New Hope Road to Ironbound Road, and residential uses are west of this street. A major stormwater management facility is located on the southern end of the property, and serves as both an environmental and visual amenity for the development. A trail was constructed along the southern edge of the pond, connecting sidewalks on Middle Street and Treyburn Drive. These features both protect and utilize the sensitive environmental features which are part of the City's Chesapeake Bay Preservation Areas, and which provide a natural counterpoint to this urban development.

Recommendation. The existing *Economic Development* land use should be continued for this area, implemented by the ED-2 Economic Development District.

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OTHER RESIDENTIAL AREAS

The remaining residential areas in the City are described in this section. The *Neighborhoods* map on page 5-3 details neighborhood boundaries, and the accompanying table on page 5-1 provides information on owner and renter occupancy for all of the City's neighborhoods.

South England Street

This area extends south along South England Street from Newport Avenue to Route 199, and begins with an historic neighborhood that is included in the Architectural Preservation District (see *Chapter 4 - Community Character*).

The Colonial Extension Subdivision was developed following the extension of South England Street. The Colonial Extension Company, Inc. purchased the 299-acre Tazewell Hall property in 1906, and the original subdivision plat had one street parallel to South England Street to the west (Colonial Street, later renamed Tyler Street), five cross streets (Tazewell Hall Avenue, later renamed Newport Avenue, Williamsburg Avenue, Pocahontas Avenue, Powhatan Avenue, and Park Avenue) and a park at the southern end of the subdivision. A few small, vernacular and builder-catalog style houses from this early 1910 development era survive. Much of the area below Williamsburg Avenue was developed with small Colonial Revival style houses in the 1930s and 1940s. Two eighteenth-century houses were relocated to this subdivision from the Historic Area: the Powell-Hallam House at 410 Tyler Street and the Galt James Cottage at 420 Tyler Street.

Recommendation. The existing *Low-Density Single-Family Detached Residential* land use (3 dwelling units/net acre) should be continued, implemented by the RS-2 Single Family Dwelling District. The existing *Medium-Density Multi-family Residential* land use (8 units/net acre) should be continued for the Tyler Court Townhouses, implemented by the PUD Planned Unit Development District.

Further south and separated from the Colonial Extension subdivision by the Governor Spotswood Golf Course are two developable areas. Area 1 is located between South England Street and the Colonial Parkway. Area 2 is located on the east side of South England Street between the Golden Horseshoe Green Course and Route 199, adjoining the wetlands of Tutter's Creek. Together, these two areas have 21 net developable acres with a potential for 64 houses at a residential density of three dwelling units/net acre.

Each of these areas has severe topographical constraints that limit the density of uses, and future development must be sympathetic to the surrounding natural areas and the natural settings of the Colonial Parkway and South England Street. The sensitive environmental land located outside of the developable areas must be maintained as permanent open space to maintain the natural beauty of the area. Another limitation is the fact that South England Street south of the Colonial Extension Subdivision is not a public street, and the City's Zoning Ordinance requires that lots front on public streets. The solution to this problem is to dedicate the roadway as a public street in order to allow the development of these areas into single-family lots, or to utilize the PDR Planned

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Development Residential district which allows residential development on private streets that meet City construction standards. The PDR District gives the developer the ability to use a variety of housing types that will help the design respond to the difficult topography of this area.

Recommendation. The existing *Low-Density Single-Family Detached Residential* land use (3 dwelling units/net acre) should be continued for this area, implemented by the RS-1 Single-Family Dwelling District. The PDR Planned Development Residential District could be utilized if an acceptable master plan can be developed.

Strawberry Plains Road

Mixed-Use Area. This area is located south of Berkeley School, and borders the office uses fronting on Strawberry Plains Road on the east, existing residential lots on the south, and property owned by the W&M on the east. This land is suitable for mixed use development with an emphasis on office and institutional land use. The residential component of the mixed use development could be in several different forms: an extension of the Strawberry Plains Subdivision discussed below, providing additional affordable housing in a single-family and/or multi-family format. College student housing and senior housing could also be a component of this development. At a density range of eight to 14 dwelling units/net acre, this 10 net acre site could support up to 140 dwelling units, which could be integrated with office and/or institutional uses. Care should be taken in planning for the development because of its proximity to Lake Matoaka and the surrounding environmentally sensitive lands, and no rezoning

should be approved until an acceptable master plan has been submitted. The major access to the site will be across an 80 foot strip of land between the existing office buildings on Strawberry Plains Road with an opportunity to connect to the street system of the Strawberry Plains Subdivision as a secondary access. Stormwater management will be provided by the existing retention basin.

Recommendation. The existing *Mixed-Use* land use should be continued, implemented by the LB-2 Limited Business Neighborhood District (base density of 8 dwelling units/net acre, and up to 14 dwelling units/net acre with a special use permit). This area should not be rezoned to LB-2 until an acceptable master plan has been submitted. If the master plan is for a residential-only mixed use development, a proffered RM-1 or RM-2 zoning may be more appropriate. Since a rezoning is required to implement the higher residential density, proffers could be submitted to guarantee affordable housing.

Strawberry Plains Subdivision. The Strawberry Plains Subdivision is located on the east side of Strawberry Plains Road just south of existing residential development, and is adjacent to College Woods on the south and east. The 24 acre site was redeveloped by the Williamsburg Redevelopment and Housing Authority (WRHA), and was recommended for affordable housing in the 1989 and 1998 Comprehensive Plans. In 2000, WRHA prepared a master plan for this site, assembling approximately 30 irregular parcels to create a master planned subdivision centered on a future City park. Fifty-seven new lots were created, and four existing houses were incorporated into

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the plan. This has created an owner-occupied affordable single-family subdivision similar to the Crispus Attucks community developed in 1975 at the corner of Lafayette Street and Armistead Avenue. A large part of the Strawberry Plains site (31%) was preserved as green space, addressing the environmental concerns for this area, which is in the Lake Matoaka watershed. Although the majority of this site was not located in a Chesapeake Bay Preservation Area, extra steps were taken to meet the Chesapeake Bay water quality standards by building a large stormwater management facility adjacent to the subdivision.

Recommendation. The existing *Medium-Density Single-Family Detached Residential* land use (5 units/net acre) should be continued, implemented by the existing RS-2 Single-Family Dwelling District (a special use permit under the RS-2 zoning was approved in 2001 to allow a residential density of 3.2 dwelling units/net acre).

Jamestown Road Area (east of Lake Matoaka)

This area extends along Jamestown Road from Chandler Court to Lake Matoaka, and includes four City neighborhoods: Cary/Griffin/Newport, Indian Springs, Burns Lane and Rolfe Road. There are four historic areas that are included in the Architectural Preservation District (see *Chapter 4 - Community Character*):

Chandler Court was developed in the late 1920s by John Garland Pollard, who served as Mayor and was elected Governor of Virginia in 1930. Chandler Court has a formal

entrance from Jamestown Road and is characterized by simple Colonial Revival style houses with well developed residential landscaping. There is a distinctive “court” in the center, and an unusual pedestrian connection to Pollard Park. Chandler Court was placed on the National and State Registers of Historic Places in 1997.

Pollard Park adjoins Chandler Court to the south, and was developed by Governor Pollard in the 1930s. The landscaped ravine in the center provides a park-like setting for its Colonial Revival style houses that reflect the influence of the contemporary Colonial Williamsburg restoration. Pollard Park was added to the National and State Registers of Historic Places in 1997.

Indian Springs was developed in the 1940s and 1950s, and is characterized by small, predominantly Colonial Revival style houses in a variety of forms. This single-access, looping subdivision is significant in that the plat designated parks, parkways and walkways to be shared by the residents.

Burns Lane Subdivision was developed in several stages. The upper portion was platted between 1929 and the 1940s, and is characterized by small, predominantly Colonial Revival style houses in a variety of forms. The lower portion, which is outside of the Architectural Preservation District, was subdivided in 1946 and was developed in the 1950s and 1960s.

Like any of the downtown residential neighborhoods, portions of the Jamestown Road area are not exclusively residential in

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character. In addition to the dwellings described above, there are 10 College buildings and five church or synagogue buildings. Although not in the “Jamestown Road Focus Area,” the main campus of the College is directly across the street, and the edge along Jamestown Road is characterized by dormitories, classroom buildings, Phi Beta Kappa Hall, **Shenkman Jewish Center** and parking lots.

An important transitional use for this area is the location of Room Rentals to Visitors (Bed & Breakfast) along Jamestown Road. The Zoning Ordinance allows up to 15 Bed and Breakfast establishments along Jamestown Road, and **eight- five** are operating in **2012 2019**.

Recommendations

1. The existing *Low-Density Single-Family Detached Residential* land use (3 dwelling units/net acre) should be continued for this area, with the exception of the existing *High-Density Multi-family Residential* land use (14 dwelling units/net acre) for the Ludwell Apartments on Rolfe Road. These areas are implemented by the RS-2 Single-Family Dwelling District and by the RM-2 Multi-family Dwelling District.
2. W&M should be encouraged to improve its maintenance of its Jamestown Road houses between Cary Street and the Undergraduate Admissions Office, and to consider neighborhood impacts as its construction and expansion plans along Jamestown Road are developed. In the event that these houses are no longer needed for college purposes, W&M is encouraged to offer them for conversion back to residential use.

Jamestown Road Area (west of Lake Matoaka)

Jamestown Road west of Lake Matoaka is a stable residential area. Single-family residential neighborhoods in this area are Walnut Hills, Richneck Heights, Holly Hills, Yorkshire and The Woods.

Recommendation. The existing *Low-Density Single-Family Detached Residential* land use (3 dwelling units/net acre) should be continued for the single-family areas, implemented by the RS-1 Single Family Dwelling District.

Multi-family developments on the east side of Route 199 are Village Green and Woodlands Condominiums, as well as the adjoining Holly Hills Carriage Homes a duplex subdivision. A 6.8 acre parcel between Route 199 and Holly Hills Carriage Homes was rezoned in to 2018 accommodate up to **20 38** new **duplex-or multifamily townhouse dwelling** units.

Recommendation. The existing *Medium-Density Multi-family Residential* land use (8 dwelling units/net acre) for these areas should be continued, implemented by the RM-1 Multi-family Dwelling District.

On the west side of the Jamestown Road/Route 199 intersection are Peppertree and Jamestown Commons condominiums, adjacent to commercial areas and developed at a higher density than the east side of the street.

Recommendation. The existing *High-Density Multi-family Residential* land use (14 dwelling units/net acre) for these areas should be continued, implemented by the RM-2 Multi-family Dwelling District.

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Richmond Road Area (Virginia Avenue to Brooks Street, plus Matoaka Court)

This area extends along Richmond Road from Virginia Avenue to Brooks Street, plus Matoaka Court, and includes three City neighborhoods: Matoaka Court, College Terrace and West Williamsburg Heights. There are two historic areas that are included in the Architectural Preservation District (see *Chapter 4 - Community Character*).

College Terrace was developed by William & Mary in the late 1920s and early 1930s on land subdivided from the Bright Farm. Also included is the *Henley Jones Subdivision* on the north side of Brooks Street, platted in 1933. One of the purposes of the development was to provide housing for professors at the College, but several fraternity houses were also built. The majority of the houses were built in the Colonial Revival style. The landscaped median along College Terrace, the main interior street, provides a "parkway" character. College Terrace, along with West Williamsburg Heights, provides a transition between the commercial and office areas on Richmond Road west of Brooks Street and the College campus to the east.

West Williamsburg Heights is located on the north side of Richmond Road between Virginia Avenue and Nelson Avenue on land subdivided from the Bozarth Farm in 1925. Harry D. Bozarth developed this neighborhood in the late 1920s and 1930s, characterized by predominantly Colonial Revival style houses in a variety of forms. The adjoining Bozarth Court Extended, located at the east end of Virginia Avenue and

Harrison Avenue, was platted in 1939. West Williamsburg Heights complements *College Terrace* across Richmond Road and helps create a distinctive approach to the College of William and Mary and the Colonial Williamsburg Historic Area.

A transitional use for this area is the location of Room Rentals to Visitors (Bed & Breakfasts) along Richmond Road. Bed & Breakfasts have become an important stabilizing influence along the entrance corridors bordering the City's older residential neighborhoods. The Zoning Ordinance allows up to 10 Bed and Breakfast establishments along Richmond Road, and ~~nine~~ six were operating in ~~2012~~ 2019.

Recommendation. The existing *Low-Density Single-Family Detached Residential* land use (3 dwelling units/net acre) should be continued for this area, including the vacant "Casey Field."

Richmond Road/Longhill Road Area

The residential areas between Richmond Road and Longhill Road are a combination of single-family and multifamily development. The oldest single-family subdivision in the area, Skipwith Farms, is bracketed by the more recent subdivisions of Longhill Woods, Piney Creek, and Savannah Green.

Recommendation. The existing *Low-Density Single-Family Detached Residential* land use (3 dwelling units/net acre) should be continued for the single family subdivision, implemented by the RS-2 Single Family Residential District and the PUD Planned Unit Development District for Longhill Woods.

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The multi-family developments along Richmond Road, with a total of 330 dwelling units, are one of five major concentrations of multi-family housing in the City (the Merrimac Trail, Mt. Vernon Avenue, High Street and Jamestown Road/Route 199 areas are the others).

Recommendation. The existing *High-Density Multi-family Residential* land use (14 dwelling units/net acre) should be continued for the **two** developments on Patriot Lane Patriot Condominiums), and Westgate at Williamsburg, implemented by the RM-2 Multifamily Dwelling District. The existing *Medium-Density Multi-family Residential* land use (8 dwelling units/net acre) for the adjoining Claiborne at Williamsburg should be continued. The same *Medium-Density Multi-family* land use (8 units/net acre) should be continued for the small area on Waltz Farm Drive adjacent to Patriot Condominiums - approximately eight dwelling units could be accommodated on this one net acre site. Further east at the entrance to Skipwith Farms, the Townhomes at Skipwith should also continue to be designated *Medium-Density Multi-family Residential* land use (8 dwelling units/net acre). These land uses should be implemented by the RM-1 Multi-family Dwelling District.

Highland Park Area

Highland Park is a residential neighborhood located along North Henry Street north of the CSX Railroad and west of Route 132. A 12 acre undeveloped parcel is located on the east side of North Henry Street north of the 29-unit WRHA subsidized apartment complex on Dunning Street. This land has the potential to be developed as a low and moderate income single family detached

subdivision similar in character and quality to the Crispus Attucks and Strawberry Plains subdivisions. To maximize the amount of housing that could be provided, and with an acceptable design, housing density could be increased to six dwelling units/net acre using the special use permit process in the RS-2 District. The topography of the site will require careful placement of roadways and the maintenance of proper screening from Route 132, which is designated as a Greenbelt street. To create a suitable pedestrian environment, sidewalks should be provided on both sides of the street and link to the existing sidewalks on North Henry Street.

Recommendation. This existing *Low-Density Single-Family Detached Residential* land use (3 dwelling units/net acre) should be continued, except for a small portion adjacent to Dunning Street which should continue to be designated *Medium-Density Multi-family Residential* land use (8 units/net acre) – this encompasses the 29-unit apartment complex owned by the Williamsburg Redevelopment and Housing Authority. These land uses should be implemented by the RS-2 Single Family Dwelling District and by the RM-1 Multi-family Dwelling District.

South Henry Street

South Henry Street south of Mimosa Drive adjoins the Downtown Planning Area, and is comprised of four distinct residential developments. The Coves is a single-family subdivision that is bordered on either side by the Port Anne and Richmond Hill single-family cluster subdivisions. The Oaks on Henry, a townhouse subdivision, is located on the east side of

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South Henry Street just south of Papermill Creek.

Recommendation. The existing *Low-Density Single-Family Detached Residential* land use (3 units/net acre) should be continued the single-family areas, implemented by RS-1 Single-Family Dwelling District and the existing PUD Planned Unit Development District for Port Anne. The existing Medium-Density Multi-family Residential land use (8 units/net acre) should be continued for The Oaks on Henry, implemented by the RM-1 Multi-family Dwelling District.